

COUNTY OF YOLO

Department of Community Services

Building Inspection Division

292 W. Beamer Street Woodland, CA 95695 (530) 666-8775 Fax (530) 666-8156

www.yolocounty.org



Permit Exempt Agricultural Building Application

Application Date: _____ **Assessor's Parcel Number:** _____ **Fire District:** _____
Project Address: _____ **City:** _____ **Zip:** _____

APPLICANT **Name:** _____ **Phone:** _____ **Cell:** _____

Address: _____ **City:** _____ **State:** _____ **Zip:** _____
Email: _____

OWNER	DESIGN PROFESSIONAL
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Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____ Email: _____	Company Name: _____ Name: _____ CA Reg. # _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____
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CONTRACTOR **Name:** _____ **Phone:** _____ **License#:** _____

Company Name: _____ **Email:** _____
Address: _____ **City:** _____ **State:** _____ **Zip:** _____

PROJECT INFO	Construction Valuation: \$ _____
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Permit For: Ag exempt: _____ sq. ft. Type of materials: _____

Description of work and use of building: _____

Are you adding a driveway or access that is connecting to a county road or right of way? (yes/ no)
 Area to be disturbed by grading? Less than an acre or More than an acre – requires a State Permit
 Will any soil be imported or exported from the site? (yes/ no)

The following must be completed in order to submit / review: Permit Exempt Agricultural Building Application, Owners Agreement to Limit Agricultural Operations form signed by the owner, site plan, Environmental Health Land Use Survey, and the Construction and Demolition Debris Diversion Plan (or a letter from Manufacturer, indicating there will not be waste generated).

Note: Upon submitting and paying fees, a Fire District form will be provided and will require sign off from the designated Fire District.

Applicant Signature: _____ **Date:** _____

OFFICE USE:

Flood Zone: _____ **Panel Number:** _____ **Conditions:** _____

Planning Approval	Zoning: _____ General Plan: _____ Zoning Conformity: yes / no Minimum Setbacks: FY _____ SY _____ RY _____ Planner Signature: _____ Date: _____
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Owners Agreement to Limit Agricultural Operations

1. I/We/My Company (hereafter, I) _____, am the applicant for a building permit exemption. By my act of submitting this application, I understand and agree that if approved, the proposed structure, can and will only be used as an Agricultural Building¹, and only in conformance with Yolo County Code Section 7-1.03. Any violation of the conditions under which a permit exemption has been granted shall void the exemption. I hereby acknowledge receipt of Yolo County Code Section 7-1.03.
2. I further agree that if a building permit exemption is granted, I agree to build or cause to be built in accordance with the standards of Title 7 of the Yolo County Code, which concern building regulations, and all applicable laws of Yolo County, the State of California, and any federal laws that may apply.
3. I understand that if 90 days after receipt of a written notice from the Yolo County Planning Commission issued after notice to me and an opportunity for hearing, that I have not cured a violation of the exemption, I must remove the building, or I must start a full fee building permit application, plan check, site review and inspection process conducted by the Yolo County Department of Planning and Public Works, or Yolo County may sue to cure the public nuisance.
4. I further understand and agree that, if it is necessary to enforce this Agreement by a lawsuit, then the County shall be entitled to reasonable attorney's fees and all other costs reasonably incurred.
5. I also understand and hereby agree to indemnify, defend, and hold harmless the County and its agents, officers and employees from any claim, action, or proceeding against the County or its agents, officers, or employees, arising from performance or nonperformance of my obligations under this agreement.
6. The terms of this agreement shall bind and inure to the benefit of the parties and their heirs, legal representatives, transferees, and assigns.

I declare under penalty of perjury according to the laws of the State of California, that I understand all of the foregoing requirements, and that all information provided by me is true and correct.

APN: _____
Signature (Owner) _____ Date _____

1 **Agricultural Building** is a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated, or packaged, nor shall it be a place used by the public.

How: The Yolo County Board of Supervisors recently modified the Yolo County Code to Exempt Agricultural Buildings from the Building Permit Requirements. The process took many hours of not only county staff time but of members of the Agricultural community to shape the final product into something that should be viable and workable into the future.

Why:

The change was made to relieve the Agricultural Community of the burden of filing complete plans and obtaining inspections for these limited use storage buildings.

Can you just go build?

No, the exemption does not mean you can build without obtaining approval. Approval is still needed to ensure some minimum standards for setbacks and ensure the property is Zoned A-1, A-P, or AGI. In addition, if the structure is within federally designated 100-Year flood zones we must ensure it meets FEMA requirements.

What standards apply?

While you are not required to submit plans for review, this exemption does not relieve you of ensuring the structure is built to code and that it meets all regulations. In fact, in the declaration the owner will be signing, you will be stating that you will meet all requirements.

What is an Agricultural Building?

It is by definition a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. The structure shall not be a place of human habitation, nor a place of employment where agricultural products are processed, treated, or packaged. Employees may only enter the structure on an occasional basis to store or remove equipment or otherwise perform tasks of a limited duration that require infrequent access to the structure. Such structure shall not be a place used by the public. Simply put, they are structures that are intended to store and protect hay, straw, cows, horses, poultry, farm equipment and implements such as tractors, harvesters, plows, discs etc.

What is not an Agricultural Building?

An agricultural building is not a repair shop, hulling, packing or processing operation, riding arenas, stores, facilities that the public will use, homes, farm office, commercial trucking company, warehouse or similar type use.

Utilities:

No water or electricity, other than electricity for lighting or ventilating fans or water for livestock, will be allowed in the interior of the building and no mechanical equipment is permitted to be installed. Other utilities that may be needed for a similar purpose will be considered on a case by case basis. It is important to remember that Electrical and Plumbing permits are NOT exempt and will be issued separately.

What to bring in and reviewers involved:

Our goal is to process your application as quickly as possible. To do this, it is important to bring all the necessary information including a **complete Permit Exempt Agricultural Building Application, signed Owners Agreement and accurate scaled site plan (11" x 17")**, and **necessary forms: Construction and Demolition Debris Diversion Plan and Environmental Health Land Use Survey**. If the proposed Ag Exempt Building is of wood construction, or will produce waste during construction, you will need to complete the Construction and Debris Plan form. If the Ag Exempt Building is a pre-fab metal building and will not generate waste, please provide a letter from the manufacturer specifying that no waste will be generated or contact Integrated Waste Management Division (530-666-8856) to obtain additional information. If you propose to access a County Road through a new driveway, the driveway may require an Encroachment Permit obtained from the Public Works Division. Your application will be routed to Planning Division, Public Works, Integrated Waste Management and Environmental Health for review. In order to gain approval from Environmental Health services, the scaled site plan must indicate the terrain contours and slopes, location of existing and proposed buildings, drainage course, and wells in the vicinity, existing septic system and 100 % replacement area. The application must indicate if they house animals or store chemicals in the proposed agricultural building. Upon submitting your application, a Fire District form will be provided and will require sign off from the designated Fire District.

Site Plan: The site plan should be scaled and show setbacks to property lines, buildings, driveways, fuel storage, easements, wells, septic, leach field, and other features that might contribute to the spread of fire or limit access of firefighting apparatus. Include the property's Assessor parcel number, address (if assigned) and the Owners name and address on the plot plan.

What if the Building is in a 100-Year flood zone?

Ag Exempt buildings (with two or more rigid walls) are not allowed in designated special flood hazard areas (flood zone A, AO, AE, AH). However, you may apply for a building permit, and it will require three flood elevation certificates (Construction Drawings, Under Construction and Finished Construction), plan review and inspections.

What if you change the use? If the building is used for any purpose not included within the definition of an agricultural exempt building, then a building permit application, full fees, complete plans, plan check and inspection processes conducted by the County will be required as set forth above. Please understand this can be a very difficult process especially when concrete and reinforcement is placed without inspection.